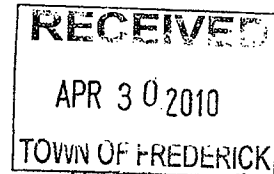


8519 Weld County Road #21
Fort Lupton, Colorado, 80621
April 27, 2010

Frederick Planning Board

To whom it may concern:



This letter is in connection to the Rinn United Methodist Church versus Mr. Dillon and/or Dillon Family. The Church Trustees and some informed members of the Rinn facility are very upset over Mr. Dillon's plans and methods of pursuing them. He is out to get rich without any concern about the house of God and its dedicated members.

I will mention only three of the several thoughts going through my mind about this plan of his.

- 1: The Rinn Church has been a landmark often used by travelers on or near I-25 as a reference point in giving directions for those inquiring where a certain place nearby is located. When the cross was in repair, they responded "they missed seeing this lighted landmark". The space being open between the East wall of the Church and the Highway is very important to these people and it should remain unobstructed. Placing businesses with buildings up to 5 stories high would be very unwise. It would completely block this landmark. Also in this area, it has been mentioned that businesses such as convenience stores, liquor stores, Bars and other in-appropriate business close to a Church would definitely be unacceptable. Another thing to consider about the above types of businesses is that their being in a remote area, they will be more vulnerable for theft and violence, a bad, bad situation.
- 2: About two years ago Mr. Dillon **PROMISED** to give to the Rinn Church a small triangular piece of land on the East side and an adequate section on the North side to permit expansion as necessary. This promise was made in the presence of the existing planning board at that time. Then he later told the Church to put up a fancy fence or stone wall as a barrier at our expense. We told him "no way could we afford it and in no way were we obligated to contribute to his plans financially" Rinn Church is a small Country Church who has as its members about half who are on fixed retirement incomes and certainly cannot afford to increase their donations to a project they definitely don't support. We as a Church have had to miss a few loan payments just to make other commitments which could not be postponed. It has been a struggle just keeping in the blue. Therefore, we demand that **Mr. Dillon keep his PROMISE** made two years ago and not add on anything to be funded by the Church.
- 3: It is believed that he wants an access road North to South quite close to the Church property and to have us remove the East parking lot entrance on 20 and have it come off the access road. There is no way for this action to be acceptable. There is a septic system and leach field in this area and it would have to be completely relocated or removed for a tie in to his sewage system. The land fill in this leach field is contaminated and all the contaminated soil would have to be replaced with clean soil. The Church having no interest in contributing to Mr. Dillon's project and not wanting its property disturbed will in no way pay any money to remove or relocate this system. He will have to pay it all as well as the costs to connect to the sewage system as it is HIS Project, not ours.

The Church Trustees have offered to meet with him several times (even with a third party) to personally work with him so all could benefit but he has never accepted our invitation.

Sincerely,

Charles M. Baum,
Trustee Co-Chairman